

# FINAL SUBDIVISION MAP OF EEB FARMS LLC

Situate  
Town Of East Hampton  
Suffolk County, New York

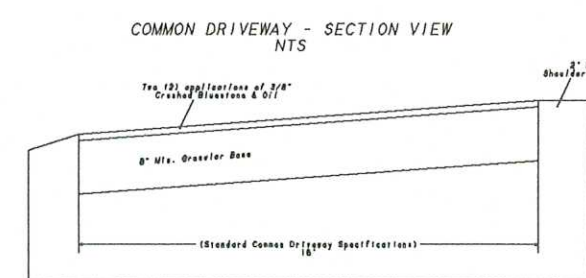
SCALE: 1" = 60'

AREA: 896.995 sq.ft.  
or 20.5922 acres

Owner & Developer:

EEB Farms, LLC  
175 Springs Fireplace Road  
East Hampton, NY 11937

ZONING DISTRICT: "A3"  
FLOOD ZONE: "X"  
NUMBER OF LOTS: 6  
SCHOOL DISTRICT: East Hampton  
FIRE DISTRICT: East Hampton  
UTILITIES: P.S.E. & G. Verizon  
(All utilities installed underground  
in accordance with Public Service  
Commission regulations.)  
S.C.T.M. No.: 300-166-4-3.2



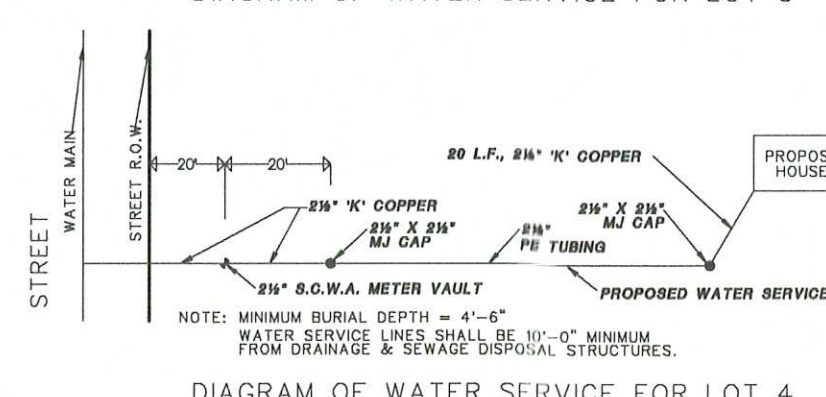
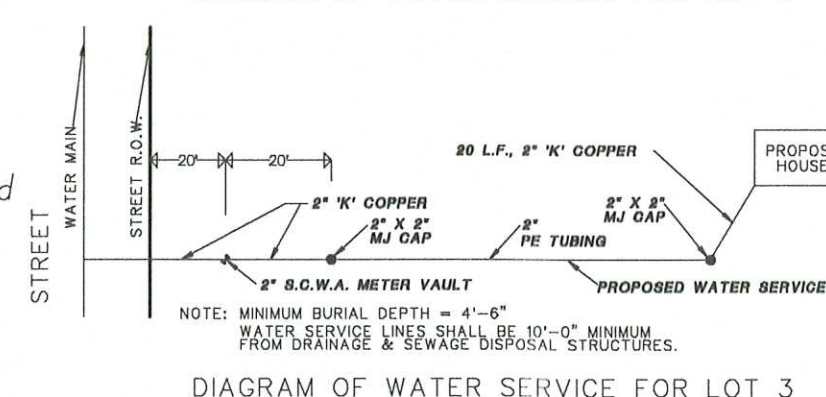
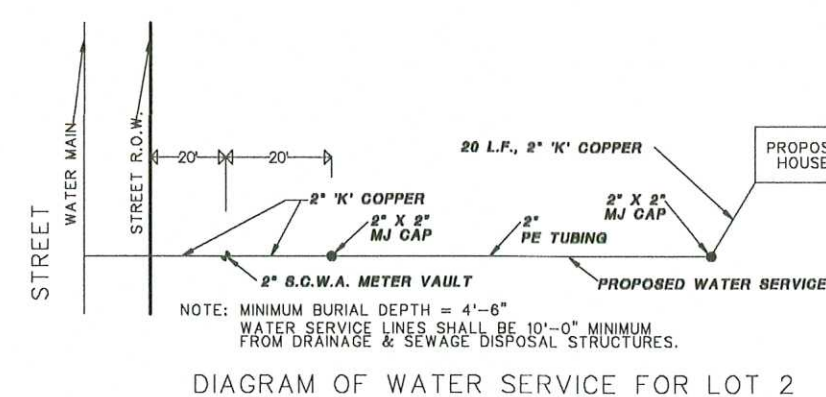
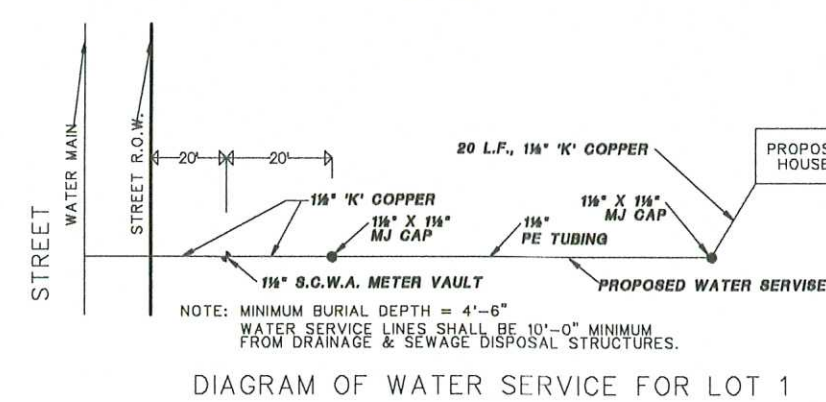
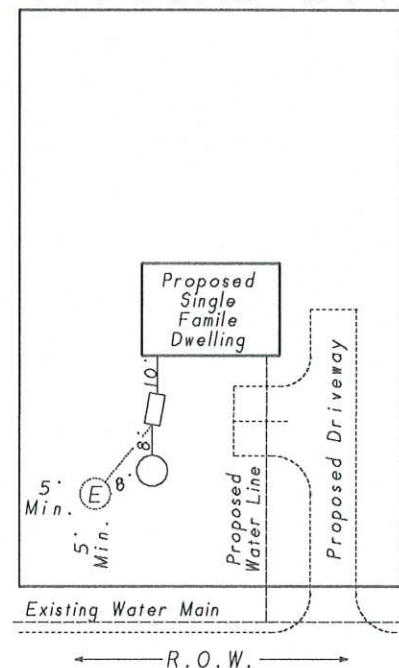
Water Service Notes:  
A) Each lot shall have its own water service line tapped from the water main in Spring Close Highway.  
B) All water service lines are to be placed in a common trench.  
C) All water service lines must have a minimum of 4.5 feet of cover.  
D) All water service lines must be a minimum 10 feet from drainage structures and sewage disposal systems.

PROPOSED NATURAL RESERVED AREA: 138,886 sq.ft. (15.49%)  
PROPOSED AGRICULTURAL RESERVED AREA: 338,771 sq.ft. (37.76%)  
TOTAL PROPOSED RESERVED AREAS: 477,657 sq.ft. (53.25%)

NOTES:

- All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
- Elevations shown are based on USC & GS datum. (NAVD 1988).
- No slopes 20% or greater on property.
- A Declaration of Covenants and Restrictions has been filed in the Office of the Suffolk County Clerk which affects the lots shown on this map. The Covenants and Restrictions contained in that Declaration are binding upon all lot owners and, where a conflict exists, are controlling over the statements made on the face of this map and over all less restrictive provisions of the Town's Zoning Law.
- Lots 1, 2, 3 & 4 shall share a single common driveway as shown on the map.
- No buildings or structures, except fences, shall be constructed within ten (10) feet of a scenic easement boundary.

## TYPICAL LOT



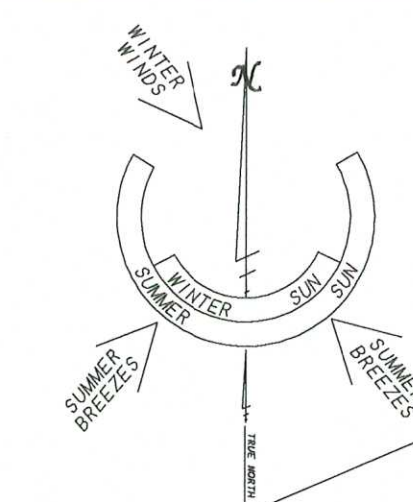
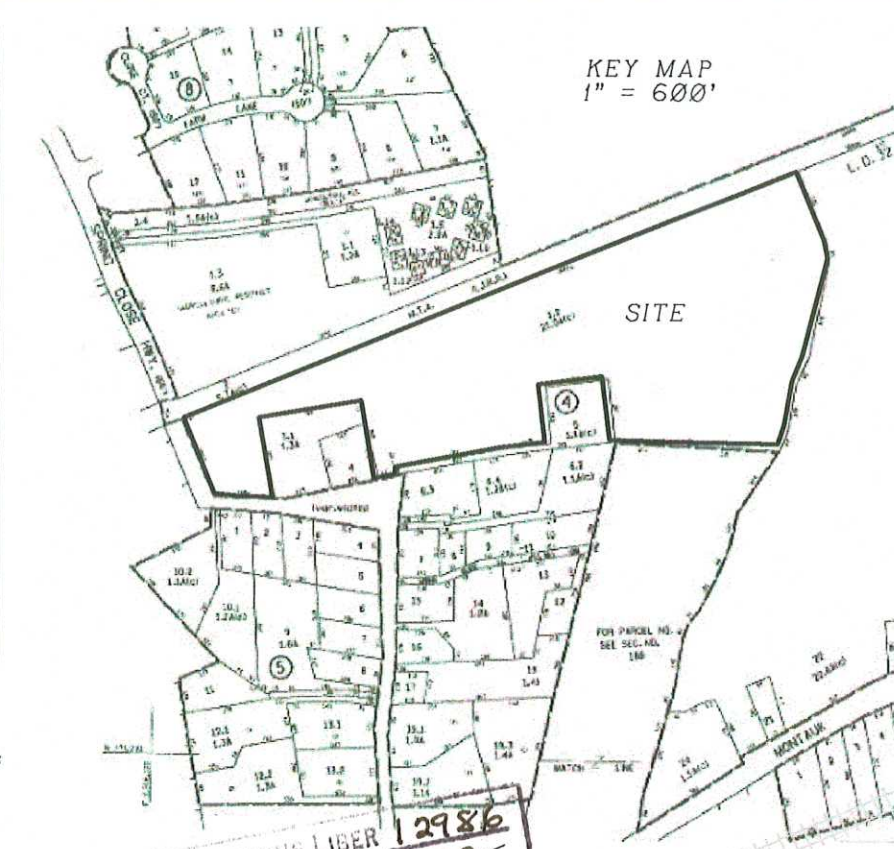
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES  
GREAT RIVER, N.Y.  
Date: NOV 30 2018  
This is to certify that the proposed Realty Subdivision or Development in the Town of East Hampton with a total of 6 lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Code.  
Walter Dawydiak, Jr., P.E.  
Director, Division of Environmental Quality

I hereby certify that the water supply(s) and/or sewage disposal system(s) for this project were designed by me or under my direction, based upon a careful and thorough study of the soil, site and groundwater conditions, all lots, as proposed, conform to the Suffolk County Department of Health Services construction standards in effect as of this date.

Draw Bennett, P.E. (NYS Lic. No. 075744)

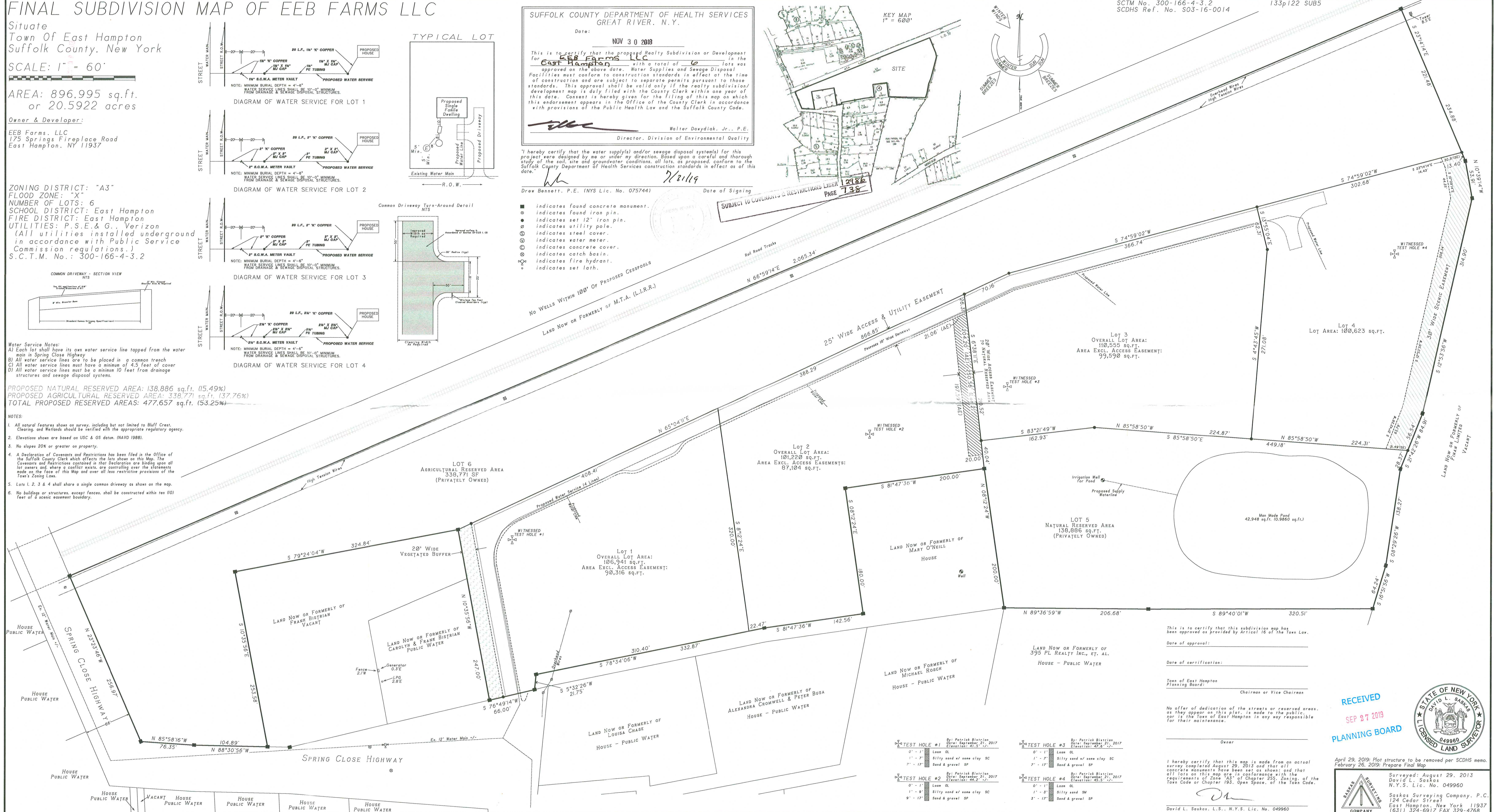
Date of Signing

- indicates found concrete monument.
- indicates found iron pin.
- indicates set 12" iron pin.
- indicates utility pole.
- indicates steel cover.
- indicates water meter.
- indicates concrete cover.
- indicates catch basin.
- indicates fire hydrant.
- indicates set loath.



SCTM No. 300-166-4-3.2  
SCDHS Ref. No. 503-16-0014

133p122 SUB5



This is to certify that this subdivision map has been approved as provided by Article 16 of the Town Law.  
Date of approval: \_\_\_\_\_  
Date of certification: \_\_\_\_\_  
Town of East Hampton Planning Board: \_\_\_\_\_  
Chairman or Vice Chairman: \_\_\_\_\_  
Owner: \_\_\_\_\_  
I hereby certify that this map is made from an actual survey completed August 29, 2019 and that all concrete monuments have been set as shown; and that all lots on this map are in conformance with the requirements of Zone "A3" of Chapter 255, Zoning, of the Town Code or Chapter 193, Open Space, of the Town Code.  
David L. Saskos, L.S., N.Y.S. Lic. No. 049960

RECEIVED  
SEP 27 2019  
PLANNING BOARD



April 29, 2019: Plot structure to be removed per SCDHS memo.  
February 26, 2019: Prepare Final Map  
Surveyed: August 29, 2013  
David L. Saskos  
N.Y.S. Lic. No. 049960  
Saskos Surveying Company, P.C.  
124 Cedar Street  
East Hampton, New York 11937  
(631) 324-6917 FAX 329-4768